



**312 Atlantic  
Ocean City, NJ 08226**

**Asking \$4,700,000.00**



**COMMENTS**

Experience Breathtaking, Unobstructed OceanFront Views that showcase the awe-inspiring beauty of the Great Atlantic Ocean. As the sun sets, enjoy the stunning panorama of Atlantic City evening lights shimmering across the water! Poised among the gardens on the eastern side, this Ocean Front single-family residence has been home to the same family for decades. Set on an impressive 47x130 lot, the property showcases stunning ocean views. The first floor features three comfortable bedrooms, two bathrooms, a cozy family room, and easy access to the pool. A practical laundry room adds convenience to daily chores. On the second floor, the layout is designed to highlight the breathtaking ocean views,(PROPOSED PLANS FOR NEW CONSTRUCTION will enhance sight lines even further) incorporating the primary bedroom and a second family room adjacent to the living room, dining room, and kitchen. Whether you enjoy the existing residence or embark on \"A NEW BUILD\" spacious decks offer an ideal setting to relish in the remarkable sights and sounds of the Atlantic Ocean. The current home includes a roof top deck that provides unmatched views of the ocean and Atlantic City. At the same time, NEW CONSTRUCTION will facilitate additional oceanfront decks from a third story. The current home features four bedrooms and three and a half bathrooms, two family rooms, a living room, dining room, and a kitchen. Amenities include gas heating, central air conditioning, vaulted ceilings, hardwood floors, an outdoor shower, attached garage, and an in ground pool. \*For those INTERESTED IN NEW CONSTRUCTION, consult with your architect to envision what your dream home \"will\" look like.

**PROPERTY DETAILS**

|                     |                    |               |                      |
|---------------------|--------------------|---------------|----------------------|
| Exterior            | OutsideFeatures    | ParkingGarage | OtherRooms           |
| Vinyl               | Patio              | Garage        | Living Room          |
|                     | Deck               | Parking Pad   | Dining Room          |
|                     | Porch              | 2 Car         | Kitchen              |
|                     | Outside Shower     | Attached      | Den/TV Room          |
|                     | In Ground Pool     |               | Laundry/Utility Room |
| InteriorFeatures    | AppliancesIncluded | AlsoIncluded  | Basement             |
| Cathedral Ceilings  | Oven               | Curtains      | Crawl Space          |
| Handicap Features   | Microwave Oven     | Blinds        |                      |
| Smoke/Fire Alarm    | Refrigerator       |               |                      |
| Wall to Wall Carpet | Washer             |               |                      |
| Fireplace- Wood     | Dryer              |               |                      |
| Tile Flooring       | Dishwasher         |               |                      |
| Kitchen Island      | Disposal           |               |                      |

# Berger Realty

• Since 1928 •



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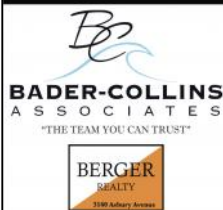
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**SALE**



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